

October 29, 2015

Community & Economic Development Department C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject:

**ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION** 

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on October 26, 2015:

SEPA DETERMINATION:

**Determination of Non-Significance Mitigated (DNSM)** 

**PROJECT NAME:** 

**Apron C 737 C1IMAX Stalls** 

**PROJECT NUMBER:** 

LUA15-000714, ECF

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7314.

For the Environmental Review Committee,

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Vanessa Dolbee

**Current Planning Manager** 

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

### DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



# ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER:

LUA15-000714, ECF

APPLICANT:

Mark Clement, The Boeing Company

PROJECT NAME:

Apron C 737 C 1IMAX Stalls

PROJECT DESCRIPTION: The Boeing Company is requesting SEPA Environmental Review for the addition of seven 737 aircraft parking stalls (Apron C) and associated infrastructure improvements and vehicles parking at the Renton Municipal Airport, which is zoned Industrial Medium (IM). Proposed improvements include pavement repair and replacement, support infrastructure including water, fire protection, electrical and stromwater drainage improvements, office and support structures including 18 modular buildings. The combined total modular building area would be 9,780 SF with 38 associated parking stalls. The new 737 Apron C would be located at 760, 770, and 820 West Perimeter Road on three leased parcels from the Renton Municipal Airport (616 W Perimeter Rd). The area of Apron C would total 217,621 SF or 4.99 acres. Site access is proposed via three driveways along W Perimeter Road. The applicant has indicated the project would result in 12,000 cubic yards of cut and 15,400 cubic yards of fill. The proposed frontage improvements would result in the removal of 8 trees along W. Perimeter Road. The applicant submitted a Geotechnical Analysis and TIR with the application. The site is located within a seismic hazard area and an erosion hazard area; no other critical areas are located on the project site. The applicant has requested a construction hours of 7:00 am to 10:00 pm which are outside the allowed construction window per the City of Renton code, therefore a noise an administrative approval would be required to be approved by the City and would be processed separately.

PROJECT LOCATION:

616, 760 and 770 W Perimeter Rd

**LEAD AGENCY:** 

City of Renton

**Environmental Review Committee** 

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

## DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



**PUBLICATION DATE:** 

October 30, 2015

DATE OF DECISION:

October 26, 2015

**SIGNATURES:** 

Gregg Zimmerman, Administrator

Public Works Department

126/15

Date

10/26/15

Mark Peterson, Administrator

Fire & Emergency Services

Data

Date

Terry Higashiyama, Administrator Community Services Department

Date

C.E. "Chip" Vincent, Administrator

Department of Community & Economic Development

Date

### DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



## DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

**PROJECT NUMBER:** 

LUA15-000714, ECF

**APPLICANT:** 

Mark Clement, The Boeing Company, PO Box 3707 MC 1W,

Seattle, WA 98124

**PROJECT NAME:** 

Apron C 737 C1IMAX Stalls

The Boeing Company is requesting SEPA Environmental PROJECT DESCRIPTION: Review for the addition of seven 737 aircraft parking stalls (Apron C) and associated infrastructure improvements and vehicles parking at the Renton Municipal Airport, which is Proposed improvements include pavement repair and zoned Industrial Medium (IM). replacement, support infrastructure including water, fire protection, electrical and stromwater drainage improvements, office and support structures including 18 modular buildings. The combined total modular building area would be 9,780 SF with 38 associated parking stalls. The new 737 Apron C would be located at 760, 770, and 820 West Perimeter Road on three leased parcels from the Renton Municipal Airport (616 W Perimeter Rd). The area of Apron C would total 217,621 SF or 4.99 acres. Site access is proposed via three driveways along W Perimeter Road. The applicant has indicated the project would result in 12,000 cubic yards of cut and 15,400 cubic yards of fill. The proposed frontage improvements would result in the removal of 8 trees along W. Perimeter Road. The applicant submitted a Geotechnical Analysis and TIR with the application. The site is located within a seismic hazard area and an erosion hazard area; no other critical areas are located on the project site. The applicant has requested a construction hours of 7:00 am to 10:00 pm which are outside the allowed construction window per the City of Renton code, therefore a noise an administrative approval would be required to be approved by the City and would be processed separately.

PROJECT LOCATION:

616, 760 and 770 W Perimeter Rd

**LEAD AGENCY:** 

The City of Renton

Department of Community & Economic Development

**Planning Division** 

#### **MITIGATION MEASURES:**

- 1. The applicant shall comply with the recommendation included in the Geotechnical Report prepared by S&EE, dated September 22, 2015 or an updated report submitted at a later date.
- 2. If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found all construction activity shall stop in accordance with RCW 27.53.060 and 27.44.020, and the owner/developer shall immediately notify the City of Renton

planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeology and Historic Preservation.

#### **ADIVISORY NOTES:**

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

### PLAN - Planning Review - Land Use Version 1

Police Plan Review Comments Contact: Holly Trader | 425-430-7519 |

htrader@rentonwa.gov

Recommendations: 4.6 Police Calls for Service Estimated Annually

**CONSTRUCTION PHASE** 

Theft from construction sites is one of the most commonly reported crimes in the City. To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. Construction trailers should be kept locked when not in use, and should be fitted with heavy duty deadbolts with a minimum 1 1/2" throw when bolted. Any construction material that contains copper should be removed from the construction site at the end of each working day. Glass windows in construction trailers should be shatter resistant. Toolboxes and storage containers should be secured with heavy duty padlocks and kept locked when not in use.

"No Trespassing" signs should be posted on the property during the construction phase. These signs will allow officers, upon contact, to provide a verbal warning to trespassers that should they be contacted on the property again, they could be cited and/or arrested.

**COMPLETED FACILITY** 

All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. All strike plates should have 2 1/2 to 3" wood screws.

All structures should have building numbers clearly posted with numbers at least 6" in height and of a color contrasting with the building.

This will assist emergency personnel in locating the correct location for response.

It is important for safety and security reasons to have appropriate lighting and signage. "No Trespassing" signs should be posted in conspicuous locations throughout the property, including entrances to the property and parking areas.

I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.

**Fire Review - Building Comments Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

**Recommendations: Code Related Comments:** 

1. Separate plans and permits required for the installation of fire sprinkler, fire alarm and fire hydrant requirements.

Planning Review Comments Contact: Vanessa Dolbee | 425-430-7314 | vdolbee@rentonwa.gov

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Planning Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days.

Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more

than one acre is being cleared.

5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO

TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.



#### OF ENVIRONMENTAL DETERMINATION

#### ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

**Apron C 737 C1IMAX Stalls** 

PROJECT NUMBER:

LUA15-000714, ECF

LOCATION:

616, 760 and 770 W Perimeter Road

DESCRIPTION:

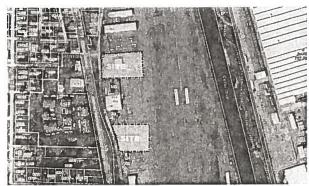
THE BOEING COMPANY IS REQUESTING SEPA ENVIRONMENTAL REVIEW FOR

THE ADDITION OF SEVEN 737 AIRCRAFT PARKING STALLS (APRON C) AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS AND VEHICLES PARKING AT THE RENTON MUNICIPAL AIRPORT, WHICH IS ZONED INDUSTRIAL MEDIUM (IM). PROPOSED IMPROVEMENTS INCLUDE PAVEMENT REPAIR AND REPLACEMENT, SUPPORT INFRASTRUCTURE INCLUDING WATER, FIRE PROTECTION, ELECTRICAL AND STROMWATER DRAINAGE IMPROVEMENTS, OFFICE AND SUPPORT STRUCTURES INCLUDING 18 MODULAR BUILDINGS. THE COMBINED TOTAL MODULAR BUILDING AREA WOULD BE 9,780 SF WITH 38 ASSOCIATED PARKING STALLS. THE NEW 737 APRON C WOULD BE LOCATED AT 760, 770, AND 820 WEST PERIMETER ROAD ON THREE LEASED PARCELS FROM THE RENTON MUNICIPAL AIRPORT (616 W PERIMETER RD). THE AREA OF APRON C WOULD TOTAL 217,621 SF OR 4.99 ACRES. SITE ACCESS IS PROPOSED VIA THREE DRIVEWAYS ALONG W PERIMETER ROAD. THE APPLICANT HAS INDICATED THE PROJECT WOULD RESULT IN 12,000 CUBIC YARDS OF CUT AND 15,400 CUBIC YARDS OF FILL. THE PROPOSED FRONTAGE IMPROVEMENTS WOULD RESULT IN THE REMOVAL OF 8 TREES ALONG W. PERIMETER ROAD. THE APPLICANT SUBMITTED A GEOTECHNICAL ANALYSIS AND TIR WITH THE APPLICATION. THE SITE IS LOCATED WITHIN A SEISMIC HAZARD AREA AND AN EROSION HAZARD AREA; NO OTHER CRITICAL AREAS ARE LOCATED ON THE PROJECT SITE. THE APPLICANT HAS REQUESTED A CONSTRUCTION HOURS OF 7:00 AM TO 10:00 PM WHICH ARE OUTSIDE THE ALLOWED CONSTRUCTION WINDOW PER THE CITY OF RENTON CODE, THEREFORE A NOISE AN ADMINISTRATIVE APPROVAL WOULD BE REQUIRED TO BE APPROVED BY THE CITY AND WOULD BE PROCESSED SEPARATELY.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.